

Docket Item #26-A  
MASTER PLAN AMENDMENT #94-03A  
"PITT STREET STATION"

Planning Commission Meeting  
May 2, 1995

**ISSUE:** Consideration of an amendment to the Old Town North Small Area Plan Chapter of the 1992 Master Plan to change the land use designation of the subject property from OC/Office Commercial to CD-X/Commercial Downtown (Old Town North).

**APPLICANT:** Ameribanc Savings Bank and Airston Group II Inc.  
by Duncan W. Blair, attorney

**LOCATION:** 1200 North Pitt Street

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**CITY COUNCIL ACTION, MAY 13, 1995:** Approved the recommendation of the Planning Commission and approved the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

**PLANNING COMMISSION ACTION, MAY 2, 1995:** On a motion by Mr. Wagner, seconded by Mr. Komoroske, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 7 to 0.

**Reason:** The Planning Commission agreed with the staff analysis.

**Speakers:**

Duncan Blair, representing the applicant.

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**STAFF RECOMMENDATION:**

Staff recommends approval of the proposed Master Plan change from OC/Office Commercial to CD-X/Commercial Downtown (Old Town North).

**DISCUSSION**

The proposed Master Plan amendment is for approximately half of an existing 1.89 acre office site located at 1200 North Pitt Street.

The site is currently designated OC/Office Commercial and is located within the boundaries of the Old Town North small area plan. One half of the site is already developed with an office building (with proffers limiting development to an approved site plan for office buildings). The applicant proposed to rezone the remainder of the site from CO/Commercial Office (with proffers limiting development to an approved site plan for an office building) to CDX/Commercial Downtown (Old Town North) with proffers limiting development to a proposed 20 unit residential townhouse development. The request for approval of the development plan (case #SUP94-0383), rezoning (case #REZ94-0007) and subdivision (case #SUB94-0025) have been filed in conjunction with this master plan amendment application and are being processed concurrently.

Staff believes the proposal to change the land use designation to CDX/Commercial Downtown (Old Town North) and to rezone the property to CDX with proffers limiting development to residential townhouse uses as proposed in the development plan is supportable. This site was not rezoned during the Master Plan/Zoning update in 1992 because the development on the site was limited by a proffer to a specific development plan for office buildings. The residential uses now proposed are clearly consistent with the goals of the Old Town North small area plan, which seeks to increase the level of residential development in the area to balance the existing office development.

The uses surrounding the site are mixed, including townhouses, office buildings and hotel facilities. Staff believes the proposed residential townhouses are an appropriate addition to the mix of uses in the immediate area.

Originally the applicant had proposed the site be changed to the RM land use and zoning designations found on the existing residential uses to the south and east. However, the proposed 20 townhouse units could not be developed without receiving significant modifications to the RM zone, including open space on each townhouse lot. The proposed CDX designation/zoning is similar to the RM zoning with respect to residential townhouse development, but it allows a smaller lot size (1,245 sq.ft./unit vs. 1,452 sq.ft./unit) and includes no open space requirement for townhouse projects. CDX was specifically designed by the Old Town North community with limited requirements in order to provide incentives to encourage residential development. Therefore, staff believes the use of the CDX

designation, with the proffered zoning to a residential development plan, is appropriate; it accomplishes the Old Town North goal of bringing residential uses into the area.

Given the goals of the Old Town North Plan, the mix of existing uses adjacent to the site, and the applicants offer to add proffers to the CDX zoning to limit development to an approved residential townhouse plan, staff recommends approval of the proposed change to the Master Plan.

STAFF: Sheldon Lynn, Director, Department of Planning and Zoning-  
; Kimberley Johnson, Chief, Development; Gregory Tate,  
Urban Planner.

Attachments: 1 - Resolution  
2 - Application

RESOLUTION NO. MPA-94-0003

WHEREAS, under the Provisions of Section 9.05 of the City Charter, the Planning Commission may adopt amendments to the Master Plan of the City and submit to the City Council such revisions in said plans as changing conditions may make necessary; and

WHEREAS, an application for amendment to the **OLD TOWN NORTH SMALL AREA PLAN** section of the 1992 Master Plan was filed with the Department of Planning and Zoning on **December 1, 1994** for changes in the land use designations to the parcels at **1200 North Pitt Street**; and

WHEREAS, the Department of Planning and Zoning has analyzed the proposed revision and presented its recommendations to the Planning Commission; and

WHEREAS, a duly advertised public hearing on the proposed amendment was held on **May 2, 1995** with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

1. The proposed amendment is necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of the **OLD TOWN NORTH SMALL AREA PLAN** section of the City; and
2. The proposed amendment is generally consistent with the overall goals and objectives of the 1992 Master Plan and with the specific goals and objectives set forth in the **OLD TOWN NORTH SMALL AREA PLAN** section of the 1992 Master Plan; and
3. The proposed amendment shows the Planning Commission's long-range recommendations for the general development of the **OLD TOWN NORTH AREA**; and
4. Based on the foregoing findings and all other facts and circumstances of which the Planning Commission may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of the amendment to the **OLD TOWN NORTH SMALL AREA PLAN** section of the 1992 Master Plan will, in accordance with present and probable

future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the residents of the City;

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NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Alexandria that:

1. The following amendment is hereby adopted in its entirety as an amendment to the **OLD TOWN NORTH SMALL AREA PLAN** section of the 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia:

**Change the designation of parcels at 1200 North Pitt Street from OC/Office Commercial to CD-X, Commercial Downtown (Old Town North), but limited to residential uses, as proffered in the corresponding rezoning application.**

2. This resolution shall be signed by the Chairman of the Planning Commission and attested by its secretary, and a true copy of this resolution forwarded and certified to the City Council.

ADOPTED THE **2nd DAY OF MAY, 1995.**

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W. B. Hurd, Chairman

ATTEST:

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Sheldon Lynn, Secretary